

## ARTICLE IV

### Section 6. APPLICATION OF REGULATIONS.

Except as herein provided:

A. No building or land shall hereafter be used or occupied, and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the district in which it is located. All uses not specifically listed in **Schedule I** are hereby prohibited in any use district (see Article V, Section 14 B).

B. Unless a variance has been granted by the Board of Appeals, no building shall hereafter be erected or altered to:

1. Exceed the height; or

2. Occupy a greater percentage of lot area; or

3. Have narrower or smaller rear yards, front yards or side yards than specified in **Schedule II** of this Law for the District in which such building is located.

C. No part of a yard or other open space required about any building for the purpose of complying with the provisions of this Law shall be included as part of a yard or other open space similarly required for another building.

#### Section 7. **A-1 AGRICULTURE DISTRICT.**

A. **Purpose.** The intent of the "A-1" District is to identify areas where agriculture is the dominant and most important land use activity. Productivity is high and consistent in some areas and variable in others. Farming, farm-related businesses and agricultural services are the long-range and desired land use activities. Some non-agricultural development, primarily low-density housing, has occurred and is anticipated in the future. Regulations and development standards for the "A-1" District are intended to preserve the ability to engage in intensive agricultural practices, to support a limited amount of compatible non-farm development, to preserve the traffic-carrying function of major roads and to minimize potential conflict between farm operations and non-farm land uses.

B. Uses permitted in the A-1 Agricultural District – see **Schedule I**.

C. Lot area and dimensional requirements – see **Schedule II**.

#### Section 8. **A-2 AGRICULTURE DISTRICT.**

A. **Purpose.** The intent of the "A-2" District is to identify areas of less intensive and productive farming activity and land where preservation of natural resources, reforestation and public or private recreational activities are predominant land uses. In some locations, large areas of "A-2" land are owned and controlled by some level of government; in other areas, land uses such as ski slopes and golf courses have been developed and are privately owned. Low-density, single-family housing has also been built in some locations and is generally compatible with the desired openness of the District. Regulations and development standards for this District are intended to limit the type of development activity that can occur and to preserve and encourage the openness that currently defines the character of this area.

B. Uses permitted in the A-2 Agricultural District – see **Schedule I**.

C. Lot area and dimensional requirements – see **Schedule II**.

Section 9.     **R-1 RESIDENTIAL DISTRICT.**

A.     **Purpose.** The intent of the "R-1" District is to designate areas where concentrations of low-density housing, primarily one-family residences, is the expected and desired land use. Such areas are generally located adjacent to "R-2" Districts and are intended to be somewhat less densely developed. Farming and limited types of non-residential development can also be appropriate in "R-1" Districts. Regulations and development standards for this District are intended to preserve open space, as well as the physical and visual character of existing development, to provide areas where future low-density residential development can occur and to preserve, to the extent practicable, the traffic-carrying functions of existing major roads.

B.     Uses permitted in R-1 Residential District – see **Schedule I.**

C.     Lot area and dimensional requirements – see **Schedule II.**

Section 10.    **R-2 RESIDENTIAL DISTRICT.**

A.     **Purpose.** The intent of the "R-2" District is to designate areas where a mixture of residential types and a limited amount of compatible non-residential development would be appropriate. Regulations and development standards will allow for increased density when adequate water and sewage disposal services can be provided. "R-2" Districts are generally located in or adjacent to concentrations of existing development such as the Village of Fabius and the hamlets of Apulia and Apulia Station.

B.     Uses permitted in R-1 Residential District – see **Schedule I.**

C.     Lot area and dimensional requirements – see **Schedule II.**

Section 11.    **C-1 COMMERCIAL DISTRICT.**

A.     **Purpose.** The intent of the "C-1" District is to designate limited areas where a variety of commercial and personal service uses can be located. Housing would also be appropriate in such area especially on upper floors over non-residential land uses on the ground floor. Regulations and development standards for "C-1" areas will help to provide opportunities for basic commercial goods and personal services needed by Town residents. While a variety of non-residential land uses would be appropriate in "C-1" areas, preservation of the basic character of existing development is also an important consideration.

B.     Uses permitted in C-1 Commercial District – see **Schedule I.**

C.     Lot area and dimensional requirements – see **Schedule II.**

Section 12.    **I-1 INDUSTRIAL DISTRICT.**

A.     **Purpose.** The intent of the "I-1" Industrial District is to designate limited areas where activities involving light manufacturing, fabrication, assembly, research and similar land uses can be appropriate. Some commercial land uses could also be suitable in such "I-1" areas. Regulations and standards for "I-1" Districts will establish criteria for the review of development proposals and for assuring the new land uses will not detract from, or be inconsistent with, the environmental and development qualities of adjacent and surrounding areas.

B.     Uses permitted in I-1 Industrial District – see **Schedule I.**

C.     Lot area and dimensional requirements – see **Schedule II.**

Section 13.    (Reserved for Future Use).